

**For Immediate Release:**

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**City of San José Set to Enact Private Sector  
Green Building Policy for New Construction**  
*-- Building Industry, Environmentalists Support Proposed Policy--*

*SAN JOSE* – On the one-year anniversary of Mayor Chuck Reed’s announcement of his bold Green Vision for San José, the City Council will vote to approve a policy that will ensure that new private sector development in the city is built green. The Policy will allow San José to measure progress on its goals of achieving 50 million square feet of green buildings in San Jose over the next 14 years

The Private Sector Green Building Policy will call for new commercial, industrial, and residential construction to implement measures to increase energy efficiency, use less water, incorporate recycled water, divert waste from landfills, and encourage walking, bicycling, and using public transportation. The City Council will vote on the proposed policy at the 1:30 p.m. City Council meeting on Tuesday, October 7.

“Green buildings make sense environmentally and fiscally,” said Mayor Reed. “With energy costs rising and an uncertain future for our State’s water supply, it makes sense to build homes, offices, and research and development campuses that conserve resources. Throughout San Jose and the Silicon Valley, tenants and residents alike are demanding environment-friendly work places and living spaces. This Policy will encourage our development community to make good economic and environmental decisions to facilitate the expectations of our workers and residents.

Industry leaders from the residential, commercial, and industrial building and design sectors along with environmental leaders worked with City staff to develop the Private Sector Green Building Policy.

“The entire Council has shown great leadership in moving this issue forward,” said Councilmember Judy Chirco, who serves on the Transportation and Environment Committee. “Our goal was to create a balanced green building policy that establishes clear and consistent standards and to promote uniform policies throughout the region.”

The City of San José first adopted a green building policy in 2001. In March 2007, the City Council adopted an updated policy requiring that when the City or San José

Redevelopment Agency constructs new facilities 10,000 square feet or larger, the building would achieve Silver certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.

Under the new policy for private development, housing developments with ten units or more will need to achieve either 50 points on Build It Green's GreenPoint Rated scale or LEED certification. High-rise residential buildings (those over 75 feet in height) will need to achieve LEED certification. For smaller projects, the proposed policy implements a green building checklist that is educational in nature, designed to familiarize the development community with green building practices.

"San José's proposed Green Building Policy sets reasonable goals and will result in more sustainable development throughout the city," said Joseph Perkins, President and CEO of the Home Builders Association of Northern California. "Home builders are seeing a growing demand in the marketplace for green homes, and we're responding."

Builders of new commercial and industrial buildings under 25,000 square feet in size will be required to use the LEED Checklist. Buildings 25,000 square feet and larger will need to achieve LEED Silver certification. The threshold drops to 10,000 square feet in 2012.

"The market for new commercial and industrial development is going green," said Tom Horan, AIA, President of The American Institute of Architects Santa Clara Valley Chapter. "San José's new policy will make it easier to create green buildings, and we are delighted at the collaborative spirit in which the City developed the policy."

Mayor Reed was joined by industry and environmental leaders to announce support for the new policies on Monday, October 6 at SummerHill Homes Parkwood development in San Jose, which recently was rated 90 points under the GreenPoint Rated system.

"San José has already set green building goals for our own civic buildings, because saving energy and resources also saves money," said Mayor Reed. "This Green Building Policy will allow home buyers and business owners to experience similar efficiencies and cost savings and help preserve the environment for our children and grandchildren."

#### **About San José's Green Vision**

On October 7, 2007, Mayor Chuck Reed introduced San José's Green Vision, which sets 10 ambitious goals for environmental protection and economic development. This 15-year plan envisions: creating 25,000 Clean Tech jobs; building or retrofitting 50 million square feet of green buildings; installing 100,000 solar roofs (1/10 of Gov. Schwarzenegger's 1 million solar roofs for California initiative); reducing per capita electricity use by half; becoming a zero waste city; recycling and reusing 100 percent of the city's water; and moving to 100 percent renewable energy.

San José, the nation's tenth largest city, already is a leader in clean energy and solar innovation, with leading corporations such as SunPower, SoloPower, Stion, Nanosolar, Fat Spaniel, and others headquartered in the city. Electric vehicle manufacturer Tesla Motors recently announced that it would locate its headquarters and new manufacturing plant in San José.

For more information, visit [www.sanjoseca.gov/greenvision/](http://www.sanjoseca.gov/greenvision/).

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